

AGENDA
FREMONT REDEVELOPMENT AGENCY REGULAR MEETING
NOVEMBER 9, 2010
7:00 P.M.

1. CALL TO ORDER

2. CONSENT CALENDAR

Items on the Consent Calendar are considered to be routine by the Redevelopment Agency and will be enacted by one motion and one vote. There will be no separate discussion of these items unless an Agency Member or citizen so requests, in which event the item will be removed from the Consent Calendar and considered in its normal sequence on the agenda. Additionally, other items without a "Request to Address the Redevelopment Agency Board" card in opposition may be added to the consent calendar. (In the report section of the agenda, consent items are indicated by an asterisk.)

2.1 Approval of Minutes – for the Regular Meeting of October 12, 2010, the Regular Meeting of July 27, 2010, the Joint City Council and Redevelopment Agency Work Session of July 20, 2010, the Regular Meeting of July 13, 2010, the Regular Meeting of July 6, 2010, the Regular Meeting of June 8, 2010, the Regular Meeting of June 1, 2010, and the Regular Meeting of February 9, 2010

2.2 AMENDMENT TO SERVICE AGREEMENT WITH TRC ENGINEERS, INC., FOR ENVIRONMENTAL INVESTIGATION OF THE CENTERVILLE UNIFIED SITE
Authorize the City Manager to Execute an Amendment Increasing the Current Service Agreement between the Agency and TRC Engineers, Inc., by \$ 99,000 for Environmental, Geophysical, Engineering, and Geotechnical Services for the Centerville Unified Site

Contact Person:

Name: Barbara Szudy

Elisa Tierney

Title: Redevelopment Project Manager

Redevelopment Director

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Redevelopment Agency

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RECOMMENDATION: Approve the execution of an Amendment to the Service Agreement between the Fremont Redevelopment Agency and TRC Engineers, Inc., in the amount of \$99,000 to provide the services outlined above.

3. PUBLIC COMMUNICATIONS

3.1 Oral and Written Communications

4. PUBLIC HEARINGS – None.

5. OTHER BUSINESS

5.1 Report Out from Closed Session of Any Final Action

6. ADJOURNMENT



***2.2 AMENDMENT TO SERVICE AGREEMENT WITH TRC ENGINEERS, INC., FOR ENVIRONMENTAL INVESTIGATION OF THE CENTERVILLE UNIFIED SITE**
Authorize the City Manager to Execute an Amendment Increasing the Current Service Agreement between the Agency and TRC Engineers, Inc., by \$ 99,000 for Environmental, Geophysical, Engineering, and Geotechnical Services for the Centerville Unified Site

Contact Person:

Name:	Barbara Szudy	Elisa Tierney
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Executive Summary: During the course of negotiations with the Centerville Unified site development team, it was determined that additional environmental testing is needed to determine the potential presence of chlorinated solvents in soil gas vapors on the site. Staff entered into an agreement with TRC Engineers, Inc. (“TRC”) to undertake the soil vapor investigation, and assist with remediation work necessary to obtain regulatory agency site closure.

The initial contract for \$90,000 is nearing completion, and staff is seeking Agency approval to increase the contract by \$99,000 to provide environmental services in FY 2010/11. If authorized, the new contract amount will be \$189,000. These services are required to delineate the Agency’s remediation obligations for the site, regardless of whether the proposed development moves forward.

BACKGROUND: In July 2009, the Agency entered into an Exclusive Right to Negotiate Agreement (“ERNA”) for the Centerville Unified site with a development team consisting of Blake Hunt Ventures and CenterStreet Housing, LLC.

During negotiations, it was determined that additional environmental investigation work was required to determine whether chlorinated solvents, namely PCE (tetrachloroethene), were present in soil gas vapors in the soil. During the original investigation in 2001-2002, the analysis assessed soil contamination only; testing of soil gas vapor was not required and soil samples taken from the site did not show high PCE levels. However, since 2002, the presence of soil gas vapors has become a cause of concern to the regulatory agencies.

In June 2010, staff contracted with TRC to complete additional testing (Soil Gas Work Plan) and samples indicated high concentrations of gas vapors primarily in the utility corridor on the westerly edge of the parcel. The site was formerly occupied by a strip mall building and the strip mall included a dry cleaners. It is highly likely that this newly-identified residual contamination resulted from past uses on the site.

The results of the initial soil vapor investigation were shared with the developers and the Alameda County Water District (“ACWD”), the lead environmental regulatory agency for the site, to determine the appropriate next steps. ACWD requested that additional analysis (Additional Investigation Work

Plan) be conducted, and TRC developed a protocol that involves a 3-day field effort to identify the lateral and vertical extent of the chlorinated solvents. ACWD approved the work plan in late August.

DISCUSSION/ANALYSIS: Since the contamination has been identified, the Agency as property owner is required to complete the additional environmental investigation in order to define the area of impact. The cost of the current work (through the Additional Investigation Work Plan) is \$90,000. Pursuant to the requirements of the regulatory agencies, additional funding is needed to: (a) develop a Corrective Action Plan (“CAP”), which will include detailed data interpretation, remedial alternative analysis, and remedial design selection/recommendation; and (b) complete other obligations, such as continued annual groundwater monitoring, oil staining removal, and testing associated with the removal of a foundation that remains on the site. The total costs for all of these tasks is \$99,000.

If this contract amendment is approved, the next step will be to return to the Agency with a recommended plan of action, together with associated costs, in late fall.

FISCAL IMPACT: The environmental investigation costs are an Agency obligation, and will be funded through the Redevelopment Agency.

ENVIRONMENTAL REVIEW: N/A

ENCLOSURE: None

RECOMMENDATION: Approve the execution of an Amendment to the Service Agreement between the Fremont Redevelopment Agency and TRC Engineers, Inc., in the amount of \$99,000 to provide the services outlined above.

5.1 Report Out from Closed Session of Any Final Action